

**ROCKY HILL PLANNING BOARD**  
**Minutes of the May 8, 2007 Meeting**

Present: R. Ayrey, C. Cann, L. Goldman, R. Whitlock, A. Youtz, J. Yuchmow, E. Zimmerman

Absent: G. Dietrich, B. Griner, J. Hasser, C. Pihokken, J. Witt

Also present: V. Kimson and K. Philip

**Statement Of Adequate Notice**

Pursuant to the Sunshine Law, a notice of this meeting's date, time, place and agenda was mailed to the news media, posted on the Municipal bulletin board and filed with the Municipal Clerk. The meeting was called to order at 7:30 p.m.

**Open Public Comment Period:** The meeting was opened to the public. Being that there was no one who wished to address the board, the open public portion of the meeting was closed.

**Approval of Minutes**

- a) March 13, 2007 – Motion made by R. Whitlock and L. Goldman seconded the motion to approve the regular meeting minutes of March 13, 2007. The vote was 6-0 in favor of those eligible to vote. Motion carried.
- b) March 13, 2007 (closed session) – Motion made by C. Cann and L. Goldman seconded the motion to approve the closed session minutes of March 13, 2007. The vote was 6-0 in favor of those eligible to vote. Motion carried.

**Chairman's Comments and Correspondence:**

J. Yuchmow stated that there have been problems making information available to the public at the library. In addition, when the application is for historic preservation only three copies are required for professional review as per ordinance. R. Whitlock stated that K. Philip advised that if she is given the material by Mr. Tanner, she will go to the library to make sure that the current application materials are available for public review. V. Kimson stated that she will request an amendment to Council to amend the ordinance to increase the number of historic preservation plans so there are enough for professional and board review.

**Applications:**

- a) David Dorey - 142 Washington Street  
Minor Site Plan: Shed relocation and new shed installation

Vice Chairman Yuchmow stated that the request is for relocation of a shed and installation of a new shed.

David Dorey, applicant, was sworn in and stated that he is requesting approval to relocate the existing 8' x 8' shed from the northeast corner of his property to approximately 40 feet in from the existing fence line parallel to Skillman Avenue and install a new prefabricated shed (14' x 24') five feet into the northeast corner of his property in the current location of the shed being relocated. He stated that his property is located on the corner and this means that there are two front yards. Mr. Dorey stated that Skillman Avenue is a dead end road and eight photographs of his property, Skillman Avenue and adjacent parcels were presented as Exhibits A-1 through A-8.

Mr. Dorey stated that he stated that he does not believe the new shed will be seen from Washington Street and his property is buffered with trees. Mr. Dorey stated that the old shed will be relocated 8 feet north of the new shed will replace the footprint of the old shed. R. Ayrey stated that the visual impact is minimal. Mr. Dorey advised that the shed will be the same crème color as the house and the roof of the shed will be compatible with the roof of his home. He presented the specifications of the prefabricated shed.

The meeting was opened to the public. Being that no one wished to address the board, motion was made and seconded to close the public portion of the meeting. Motion was made by R. Whitlock and R. Ayrey seconded the motion to approve the site plan request. The vote was 7-0 in favor. Motion carried.

FOR: Ayrey, Cann, Goldman, Whitlock, Youtz, Yuchmow, Zimmerman

AGAINST: None

ABSTAIN: None

- b) John Faus  
121 Washington Street: Historic Preservation Review  
Replacement of Front Porch

Vice Chairman Yuchmow stated that the application is incomplete and will be scheduled for another meeting.

- c) Dan Kluchinski - 101 Washington Street  
Historic Preservation Review - Fence Construction

Dan Kluchinski, applicant, was sworn in and stated that he purchased the house recently and wishes to install a three-foot high picket fence set back approximately 25 to 30 feet from the sidewalk on Washington Street and 36 feet in length. The fence will be made of red cedar but it will be painted white and aligned with the front of the house. He advised that the fence is needed to provide privacy, it will not go to the property line because of the existing privet hedge. Mr. Kluchinski stated that he intends to landscape both sides of the fence. The memorandum from Historic Building Architects dated May 4, 2007 was read and Mr. Kluchinski stated that all comments made were positive. Two pictures were presented (Exhibits A-1 and A-2) showing the type of fence proposed and the spacing of the individual pickets. He proposes post caps for the top of the fence.

The meeting was opened to the public. Being that no one wished to address the board, motion was made and seconded to close the public portion of the meeting. Motion was made by R. Whitlock and E. Zimmerman seconded the motion to approve the site plan request. The vote was 7-0 in favor. Motion carried.

FOR: Ayrey, Cann, Goldman, Whitlock, Youtz, Yuchmow, Zimmerman  
AGAINST: None  
ABSTAIN: None

d) Dan Kluchinski - 101 Washington Street  
Historic Preservation Review - Trellis/Pergola

Dan Kluchinski, applicant, was sworn in and stated that he would like to construct a pergola 50 feet from the sidewalk on Washington Street. He handed out copies of the proposed pergola with the dimensions noted and a computerized rendering of the pergola on his property. He passed out a computerized rendering of the proposed pergola on his property (Exhibit A-1).

Mr. Kluchinski advised that the pergola is proposed in the same side yard as the location of the proposed fence from the previous application. The pergola will be perpendicular to the Washington Street sidewalk. The proposed dimensions are 8 feet by 36 feet, the material proposed is red cedar and it will be painted white. The posts will be 6 by 6 inches square and details are provided in the drawings. He would like the posts milled to mirror the porch brackets on his home in order to integrate this into the look of the house. There is an existing privet hedge 10 to 12 feet in height so the adjacent property owner will not view the pergola. The individual posts are 12 feet tall and four feet of each post will be sunk into the ground.

The meeting was opened to the public. Being that no one wished to address the board, motion was made and seconded to close the public portion of the meeting. Motion was made by A. Youtz and R. Whitlock seconded the motion to approve the site plan request. The vote was 7-0 in favor. Motion carried.

FOR: Ayrey, Cann, Goldman, Whitlock, Youtz, Yuchmow, Zimmerman  
AGAINST: None  
ABSTAIN: None

## **RESOLUTION**

a) Jay and Franci Kravetsky  
50 Crescent Avenue  
Minor Site Plan – Historic Preservation Review: Shed construction

Motion was made by L. Goldman and C. Cann seconded the motion to approve the resolution for Jay and Franci Kravetsky. The vote was 6-0 in favor. Motion carried.

FOR: Cann, Goldman, Whitlock, Youtz, Yuchmow, Zimmerman

AGAINST: None

ABSTAIN: None

- b) Frederick and Jill Cook  
73 Washington Street: Site Plan – Historic Preservation Review

Motion was made by A. Youtz and L. Goldman seconded the motion to approve the resolution for Frederick and Jill Cook. The vote was 6-0 in favor. Motion carried.

FOR: Cann, Goldman, Whitlock, Youtz, Yuchmow, Zimmerman

AGAINST: None

ABSTAIN: None

Motion was made by R. Whitlock and L. Goldman seconded the motion to go into closed session. The vote was 7-0 in favor. Motion carried.

Being that there were no other matters before the board, motion was made by R. Whitlock and E. Zimmerman seconded the motion to adjourn the meeting at 9:30 p.m. Motion carried.

The next meeting is scheduled for Tuesday, June 12, 2007.

Respectfully submitted,

Kerry A. Philip  
Secretary